

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
September 17, 2009
MEETING NO. 8-09**

APPLICATION: HDC2010-00476

ADDRESS: 540 W. Montgomery
Avenue

ACCEPTED: 8/6/09

OWNER: Atinil, LLC (Dariush
Rateshtari, Agent)

REQUEST: Evaluation of Significance

STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests Evaluation of Significance review by HDC, prior to filing for a Demolition Permit.

STAFF RECOMMENDATION

Based on an assessment of the history and architecture of the site, the staff finds that this property fails to meet any of the Criteria for Historic Designation in the City of Rockville.

[DRAFT MOTION OF EVALUATION OF SIGNIFICANCE WITH FINDINGS:]

Finding that HDC2010-00476, for Evaluation of Historic Significance of the property at 540 West Montgomery Avenue does not meet the Criteria for historic designation for the City of Rockville, I move to NOT recommend historic designation of the property.

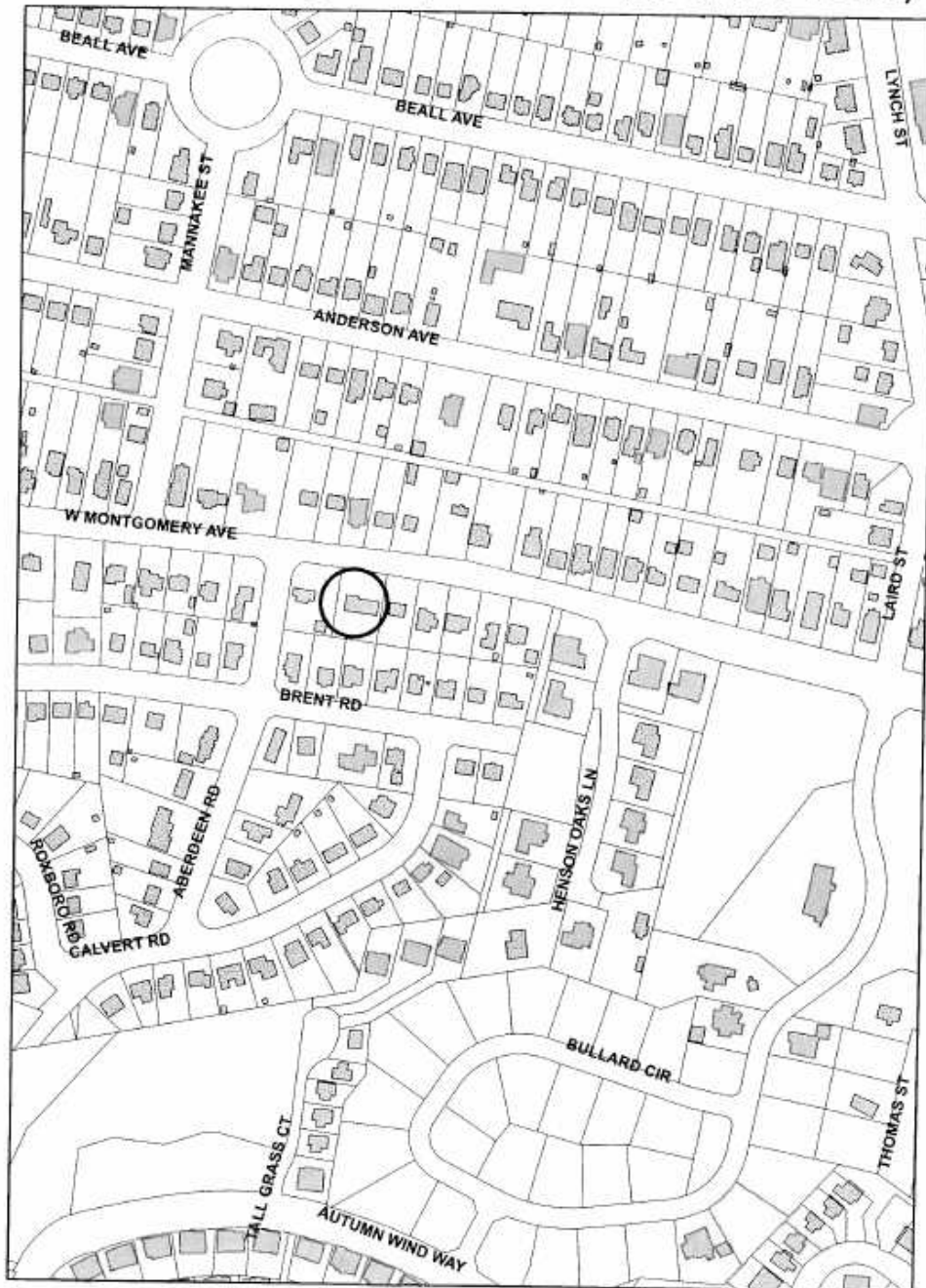
BACKGROUND: A request for Historic Significance Evaluation of Property for Demolition was received at the City of Rockville on August 15, 2009. The property is in the Roxboro subdivision, which was platted in several stages from 1940 - 1947. Block 2 was subdivided in 1946, including the area of the subject property, on Block 2 - Lot 3 and Part of Lot 2.

Property Area: 11,954 sf.

Structure Area: 1,452 sf.

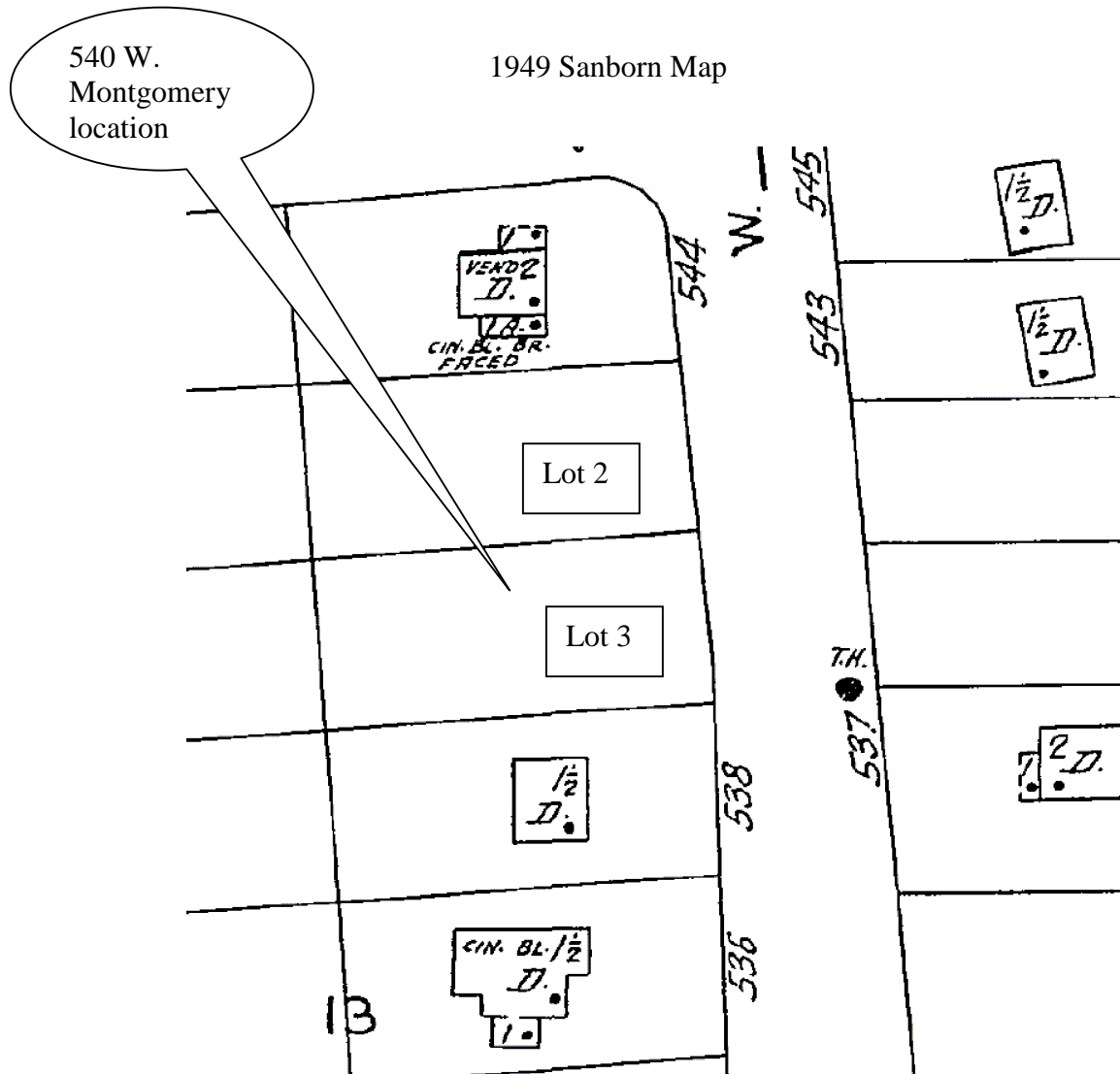
Zoning: R-60

540 W. Montgomery Avenue (HDC2010-00476)



September 17, 2009
HDC Evaluation of Significance

Tax records show that the house was built in 1955. It does not appear on the 1949 Sanborn Fire Insurance Map. The subdivision of Lot 2 was undertaken after the 1951 sale of the property to Porter and Emma Butt, by Woolwine and Julia Waddell.



Deed Research

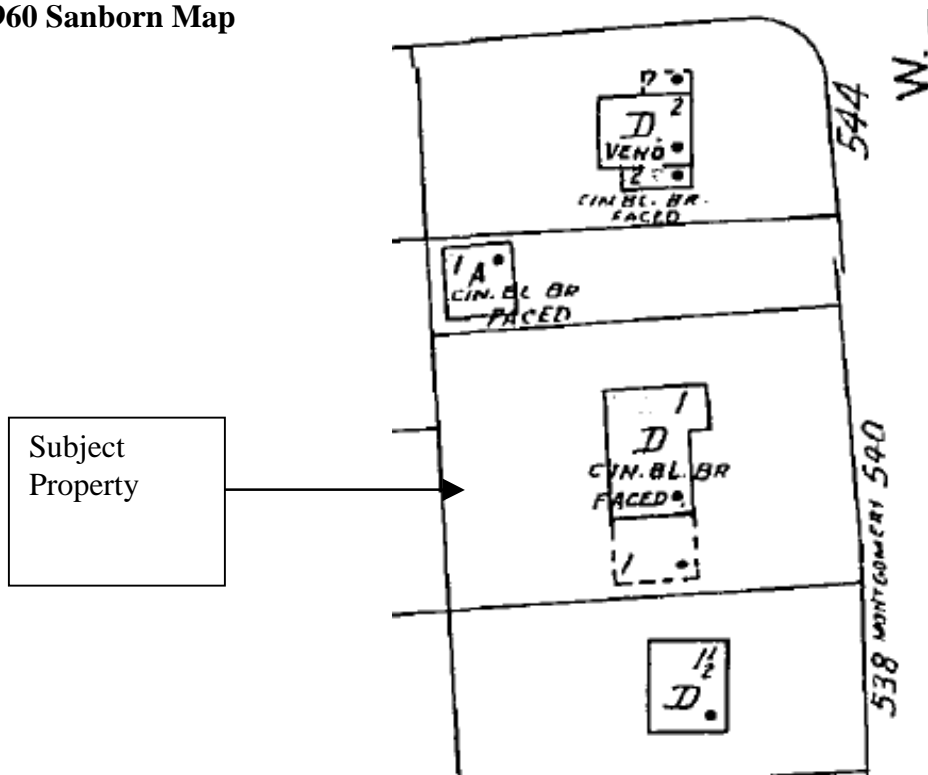
The Property was initially part of a larger property, including 14+ acres, as noted in the 1936 sale by G. Dudley Ward to Porter and Emma Butt. Porter Butt platted suburban lots as Roxboro over a period of time, from 1940 – 1947. Deed research indicates that the Waddells purchased lots 2 and 3 from Porter Butt (April 1951), and that they sold the property to James and Beatrice Flaherty in August 1957. Presumably, the house was built by the Waddells.

Liber/Folio	Date	Grantor	Grantee
37668/328	7/17/2009 (\$264,000)	Brian Davies & Jennifer Brauer	Atinil, LLC
36704/396	2/27/2009 (\$258,000)	Wm. R. Royce	Brian Davies & Jennifer Brauer
8080/92	12/18/1987	Michael F. & Holly R. Summers	Brian Davies & Jennifer Brauer
6206/590	10/7/1983 (\$62,300)	Arnold Phillips	Terry W. Butt
2759/235	7/12/1960	Daniel & Nancy Sullivan	Arnold & Mazy Phillips
2594/365	4/20/1959	Raymond & Agatha Sobel Pope	Daniel & Nancy Sullivan
2475/449	7/3/1958	James & Beatrice Flaherty	Raymond & Agatha Sobel Pope
2373/77	8/12/1957	Woolwine M. Waddell & wife	James & Beatrice Flaherty
1514/99 Lots 2 & 3	4/6/1951	Porter & Emma Butt	Woolwine M. Waddell & Julia B. Waddell
Porter N. Butt plats Roxboro Part of Blocks 2-3-4 and 5 [Plat No. 1844 October 11, 1946]			
634/467	8/24/1936	G. Dudley Ward & Lillian W. Ward	Porter & Emma Butt
By will of Susie L. Wells	8/12/1936	Margaret Boyer, formerly Margaret Graff, Executrix	G. Dudley Ward

Property Description

The property consists of a platted lot (3) and a portion of a platted lot (2). Lots 2 and 3 were originally platted as 61.50' x 129.7'. The property fronts West Montgomery Avenue, and there are numerous mature trees on the property. The house is currently unoccupied, and is in a state of disrepair and decay. There is an in-ground pool in the rear yard, and the vegetation is overgrown.

1960 Sanborn Map



The house is a 1 story Ranch style house, with a small front-gable portion at the west end, and a carport on the east end. Between the carport and the main portion of the house is an enclosed transition space, with doors to the front and the back yards. The land is graded at the rear so that the basement at the west side of the house is above grade. The house retains its original wood windows, and has brick veneer. There is an interior chimney on the back roof panel.



Front (North) elevation



Rear (South) elevation

Historic Significance

The house was constructed in the mid-20th century, as part of the general building boom in Rockville. By 1949, 22 small Cape Cod and Ranch homes had been constructed in Roxboro.

**CITY OF ROCKVILLE
HISTORIC DISTRICT DESIGNATION CRITERIA**

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

A. EVENT: Is the site of a significant historic event.

No, this is not the site of a significant event.

B. PERSON: Is the site identified with a person or a group of persons who influenced society.

No, this is not identified with a person or group who influenced society.

C. PATTERN OF EVENTS: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (See Rockville Context in Management Plan)

No, the property does not exemplify the cultural heritage of the City.

D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

No, the property does not embody the history of the City.

II. Architectural and design significance:

A. ARCHITECTURE: Embodies the distinctive characteristics of a type, period or method of construction. *No, the building is not a prototypical example of its type.*

B. ARCHITECT: Represents the work of a master. *No.*

C. ARCHITECTURE: Possesses high artistic values. *No.*

D. Represents a significant and distinguishable entity whose components may lack individual distinction. *No, this criterion applies to multi-site historic districts only.*

- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

No, there is nothing singular about the house or the landscape.

III. Structural Integrity:

The building possesses a high level of integrity in terms of original materials and design.

IV. Level of site significance: (Check those that apply)

Local:

State

National:

ARCHITECTURAL SIGNIFICANCE

The property is a good example of a mid-20th century Ranch style house. This is one of many similar examples throughout Roxboro and Rockville. This is not the prototype for this architectural style in the city.

CULTURAL AND SOCIAL SIGNIFICANCE

The property is associated with suburban growth of Rockville in the mid-20th century, but fails to meet any of the Criteria for historic designation.

ARCHAEOLOGICAL RESOURCES: LOW POTENTIAL

As documented on the 1949 Sanborn map, the current house is most likely the first that was constructed on the property. There has been substantial grading of the property, especially at the rear.